

167.0

0004

0001.D

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

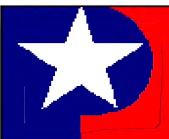
775,000 / 775,000

USE VALUE:

775,000 / 775,000

ASSESSED:

775,000 / 775,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
147		PARK AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CAMERON RENEE L

Owner 2:

Owner 3:

Street 1: 147 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: N
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1: CARDILLO CHARLES W &amp; JENNIFER -

Owner 2: -

Street 1: 3597 SHADOW GROVE RD

Twn/City: PASADENA

St/Prov: CA	Cntry	
Postal: 91107	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2712 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5175	Sq. Ft.	Site			0	70.	1.06	8			Med. Tr	-5					382,540						382,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		5175.000	392,500			382,500	775,000				110640
Total Card		0.119	392,500			382,500	775,000	Entered Lot Size			GIS Ref
Total Parcel		0.119	392,500			382,500	775,000	Total Land:			GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:		285.75	/Parcel: 285.75	Land Unit Type:			Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,500	0	5,175.	382,500	775,000		Year end	12/23/2021
2021	101	FV	380,800	0	5,175.	382,500	763,300		Year End Roll	12/10/2020
2020	101	FV	421,200	0	5,175.	382,500	803,700	803,700	Year End Roll	12/18/2019
2019	101	FV	319,700	0	5,175.	382,500	702,200	702,200	Year End Roll	1/3/2019
2018	101	FV	319,700	0	5,175.	338,800	658,500	658,500	Year End Roll	12/20/2017
2017	101	FV	319,700	0	5,175.	284,200	603,900	603,900	Year End Roll	1/3/2017
2016	101	FV	319,700	0	5,175.	284,200	603,900	603,900	Year End	1/4/2016
2015	101	FV	312,100	0	5,175.	245,900	558,000	558,000	Year End Roll	12/11/2014

Parcel ID 167.0-0004-0001.D

!12932!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARDILLO CHARLE	73190-41	1	8/28/2019		794,000	No	No		
HUGHES JASON D/	57314-372		8/18/2011		540,000	No	No		
RODRIQUEZ JUAN	42794-573		5/14/2004		510,000	No	No		
WATT DIXIE	24238-436		2/3/1994			1	No	No	A

**PAT ACCT.**

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**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1358	Re-Roof	8,100					
11/5/1998	766	Manual	5,000	C				REROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/24/2018	Missed Appt.	CC	Chris C
5/17/2018	MEAS&NOTICE	CC	Chris C
7/3/2012	Left Notice	JBS	JOHN S
11/18/2011	MLS	EMK	Ellen K
11/1/2008	Meas/Inspect	197	PATRIOT
12/8/1999	Measured	264	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	OF=STALL SHOWER IN FBATH.								8	WDK (72)	9								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									FFL	6	OPP (54)	5							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	A 3QBth: 1	Rating: Good									1BMT	(84)		8							
<b>GENERAL INFORMATION</b>				A HBth: 1	Rating:																			
Grade: C+ - Average (+)	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	OthrFix: 1	Rating: Good																			
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1   # Units 1																		
				A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
				Fpl: 1	Rating: Good	Other																		
				WSFlue: 1	Rating:	Upper																		
				RESIDENTIAL GRID																				
				CONDO INFORMATION																				
				Location:																				
				Total Units:																				
				Floor:																				
				% Own:																				
				Name:																				
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	1	7	2															
Sec Int Wall: %				Economic:	%	Additions:																		
Partition: T - Typical				Special:	%	Kitchen:																		
Prim Floors: 3 - Hardwood				Override:	%	Baths:																		
Sec Floors: %				Total: 26.4 %	Plumbing:																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00	Electric:	Electric:																		
Subfloor:				Size Adj.: 1.22628975	Heating:	Heating:																		
Bsmnt Gar: 1				Const Adj.: 0.99989998	General:	General:	Totals																	
Electric: 3 - Typical				Adj \$ / SQ: 159.402			1	7	2															
Insulation: 2 - Typical				Other Features: 105950																				
Int vs Ext: S				Grade Factor: 1.10																				
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																				
Heat Type: 3 - Forced H/W				NBHD Mod:																				
# Heat Sys: 1	% Heated: 100	% AC: %		LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO	% Sprinkled: %		Adj Total: 533272																				
% Com Wal				Depreciation: 140784																				
				Deprecated Total: 392488																				
<b>CALC SUMMARY</b>				WtAv\$/SQ: 130.00																				
				Size Adj.: 1.22628975																				
				Const Adj.: 0.99989998																				
				Adj \$ / SQ: 159.402																				
				Other Features: 105950																				
				Grade Factor: 1.10																				
				NBHD Inf: 1.00000000																				
				NBHD Mod:																				
				LUC Factor: 1.00																				
				Adj Total: 533272																				
				Depreciation: 140784																				
				Deprecated Total: 392488																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 167.0-0004-0001.D																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:								Total:								